

ORDINANCE NO. _____

1 AN ORDINANCE AMENDING ORDINANCE NO. 20081211-097, REZONING AND
2 CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN
3 COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON TRACT 12A
4 LOCATED IN THE WEST OAK HILL NEIGHBORHOOD PLAN AREA AND TO
5 CHANGE THE BASE ZONING DISTRICT ON THE TRACT.

6
7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 PART 1. Ordinance No. 20081211-097 is amended to include the property identified in
10 this Part in the West Oak Hill neighborhood plan combining district. The zoning map
11 established by Section 25-2-191 of the City Code is amended to add a neighborhood plan
12 (NP) combining district to the base zoning district and to change the base zoning district on
13 a tract of land described in File C14-2008-0125 (Part), as follows:

14 Tract 12a 6800 Waters Way (Abs 788 Sur 62 Williams
15 J Acr 1.0; Abs 788 Sur 62 Williams J Acr
16 10.324 [1-D-1},
17 TCAD ID#510981 & 532062,
18

19 (the "Property" as shown on Exhibit "A", *the Tract Map*),
20

21
22 generally known as the West Oak Hill neighborhood plan combining district, locally
23 known as the area bounded by Southwest Parkway on the north, West William Cannon
24 Drive on the east, FM 1826, Davis Lane, Clairmont Drive, Abilene Trail, and Convict Hill
25 Road on the south, and Thomas Springs Road, Circle Drive, and West View Road on the
26 west, in the City of Austin, Travis County, Texas, and identified in the map attached as
27 Exhibit "B" (*the Zoning Map*).
28

29 Except as otherwise provided in this ordinance, the existing base zoning districts and
30 conditions of the neighborhood plan remain in effect.
31

32 PART 2. The base zoning district for Tract 12a is changed from interim-rural residence
33 (I-RR) district to single family residence large lot-conditional overlay-neighborhood plan
34 (SF-1-CO-NP) combining district, as more particularly described and identified in the chart
35 below:
36
37

Tract #	TCAD Property ID #	Property Address & TCAD Legal Description	From	To
12a	510981 and 532062	6800 WATERS WAY (TAX ID #510981: ABS 788 SUR 62 WILLIAMS J ACR 1.0; TAX ID # 532062:ABS 788 SUR 62 WILLIAMS J ACR 10.324 [1-D-1])	I-RR	SF-1-CO-NP

PART 3. Except as specifically provided in Parts 4, 5, and 6 of this ordinance, the Property may be developed and used in accordance with the regulations established for the single family residence large lot base district, and other applicable requirements of the City Code.

PART 4. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP:

Front or side yard parking restrictions apply as set forth in Section 25-2-1406 and Section 12-5-29 of the Code.

PART 5. Tract 12a (the "Tract") within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Upon redevelopment of the Tract vehicular access to the Tract shall be by way of Waters Way as the primary access point
- B. Upon redevelopment of the Tract, vehicular access between the Tract and Hot Springs Drive shall be for the existing property owner, and for emergency vehicle, and pedestrian uses only.
- C. Development of the Tract property may not exceed 20 residential units.

PART 6. The Property is subject to Ordinance No. 20081211-097 that established the West Oak Hill neighborhood plan combining district.

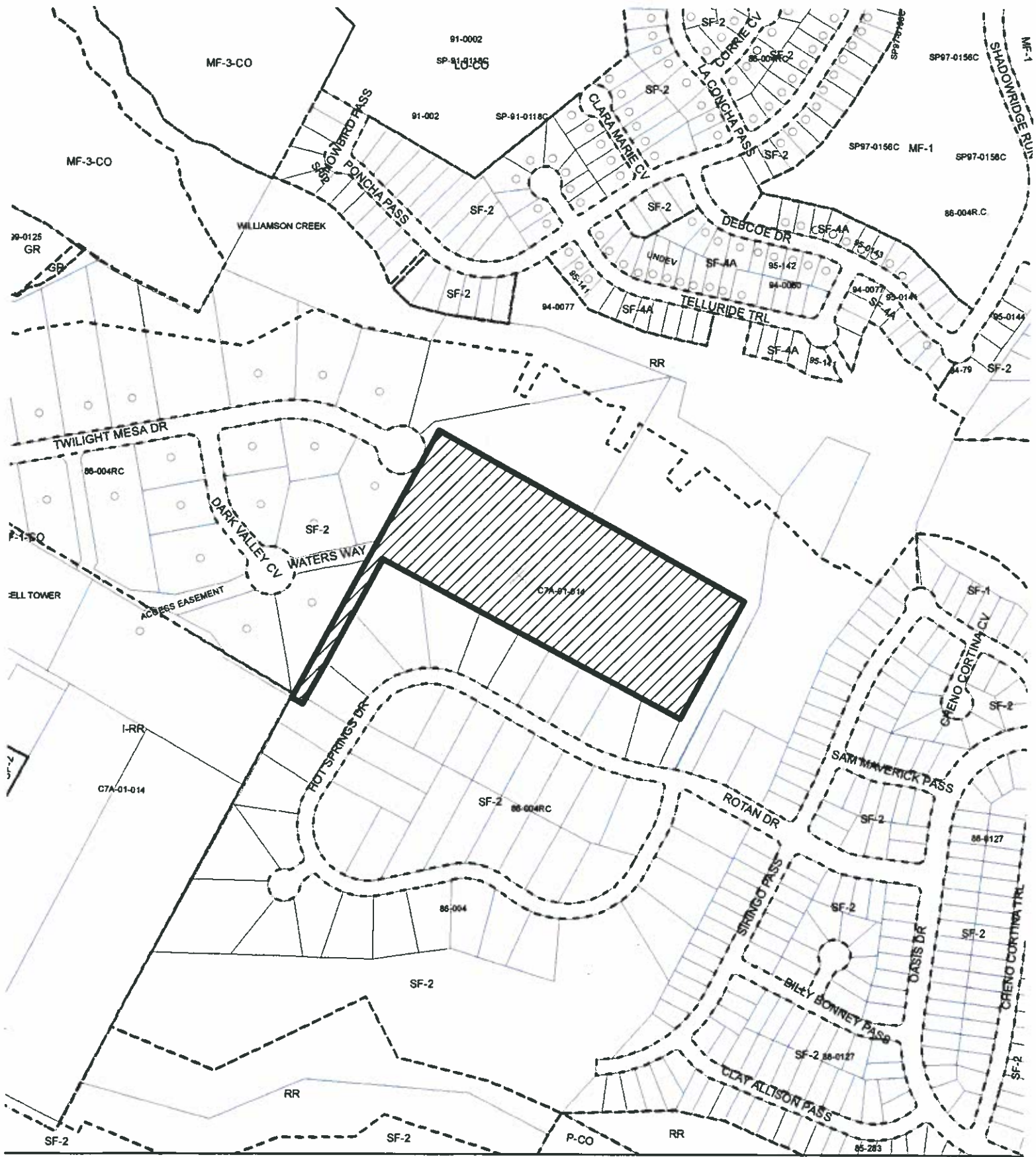
1 **PART 7.** This ordinance takes effect on _____, 2009.




2
3
4 **PASSED AND APPROVED**

5
6
7
8 _____, 2009 §
9
10
11
12
13
14
15

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Gentry
City Attorney City Clerk



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS

ZONING

ZONING CASE#: C14-2008-0125 (PART)
ADDRESS: 6800 WATERS WAY
SUBJECT AREA: 0.000 ACRES
GRID: B18
MANAGER: M. BHAKTA



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 20081211-096, WHICH ADOPTED THE OAK HILL COMBINED NEIGHBORHOOD PLAN AS AN ELEMENT OF THE AUSTIN TOMORROW COMPREHENSIVE PLAN, TO CREATE FUTURE LAND USE DESIGNATIONS FOR PROPERTY LOCATED AT 4808 WEST WILLIAM CANNON DRIVE AND 8901 WEST STATE HIGHWAY 71 (TRACTS AG, H AND I).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Ordinance No. 20081211-096 adopted the Oak Hill Combined Neighborhood Plan as an element of the Austin Tomorrow Comprehensive Plan.

PART 2. Ordinance No. 20081211-096 is amended to add the following properties and land use designations for the following properties:

Tract and Address

Land Use Designation

Tract AG:

Neighborhood Mixed use

Address: 4808 W WILLIAM CANNON DR 78749;
Legal: ABS 2 SUR 17 ANDERSON T ACR 2.15;
Property ID Number: 364376

Tract H (is the front portion of)

Large Lot Rural Single
Family Residential

Address: 8901 W STATE HY 71 78735
Legal: ABS 569 SUR 94 MCCLURE H ACR 53.28
Property ID Number: 101541
Address: 8901 W STATE HY 71 78735
Legal: ABS 569 SUR 94 MCCLURE H ACR 53.28
Property ID Number: 101541

Tract I (is the rear portion of)

Large Lot Rural Single
Family Residential

Address: 8901 W STATE HY 71 78735
Legal: ABS 569 SUR 94 MCCLURE H ACR 53.28
Property ID Number: 101541
Address: 8901 W STATE HY 71 78735
Legal: ABS 569 SUR 94 MCCLURE H ACR 53.28
Property ID Number: 10154

1 **PART 3.** This ordinance takes effect on _____, 2009.

2 **PASSED AND APPROVED**

3
4
5
6 _____, 2009

§
§
§

Will Wynn
Mayor

7
8
9
10
11 **APPROVED:**

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk

OAK HILL COMBINED NEIGHBORHOOD PLAN

Future Land Use Map

NP-2008-0025 (PART)

